



May 6, 2019

Jennifer Arnold  
Director of Planning  
221 N. Tennessee  
McKinney, Texas 75069

**RE: Letter of Intent – Zoning Change Request  
Approximately 1.01 Acres  
Mark Zimmerman  
S&A Project Number: 02-154.001**

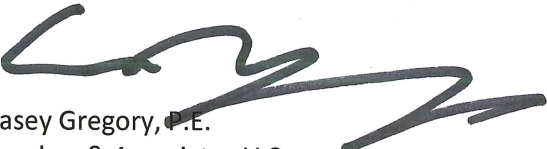
Dear Mrs. Arnold,

Please accept this correspondence as the formal Letter of Intent to rezone the approximate 1.01 acre property at the southwest corner of Ridge Road and McKinney Ranch Parkway from PD 2016-03-021 to C2 – Local Commercial District. It is the intention of my Client to develop the property as a Meineke Car Care Center which will also require the approval of a Specific Use Permit. That SUP request is being submitted concurrently with this zoning request.

We believe that C2 – Local Commercial District is appropriate for this property for several reasons. Perhaps most important is that this property lies at the intersection of Ridge Road and McKinney Ranch Parkway which are both considered M6D – Major Arterials at this location. Additionally, the land uses at the other corners of the intersection all are or will be commercial developments. The adjacent use to the south is a retail shopping center and though the property to the west is being developed as an independent living facility there will be no direct drive access connecting the two properties and the subject property will be screened from that use.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at [casey.gregory@thesanchezgroup.biz](mailto:casey.gregory@thesanchezgroup.biz) if this is more convenient.

Regards,

  
Casey Gregory, P.E.  
Sanchez & Associates LLC